

Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, June 2, 2016**
7 PM City Council Chambers, 4th Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013

Meeting was brought to order at 7:01 PM.

Planning Board attendance:

Member	Present	Absent	Excused
Cynthia Labrie, Chair			X
Elin A. Gaynor, Vice	X		
Ronald Czelusniak, Clerk	X		
Gregory A. Hamelin	X		
Tom Reniewicz	X		
Michael Sarnelli	X		

Planning Staff attendance:

Member	Present	Absent	Excused
Lee Pouliot, Director	X		
James Dawson, Development Manager	X		

ITEM 1:

Zone Change from Residential B to Residential C for 5,307 SF to convert a two-family residence into a three-family residence. Location: **86 Monroe St.**, Applicant: Jose and Adelina Vicente, same address.

Notes: The Applicant was not in attendance for the meeting. Elin Gaynor read a letter submitted by the Building Commissioner stating that there were never any permits issued to the Applicant's address to convert the two – family into a three family therefore making the house legally non-conforming as a two-family at best. The letter also stated the only permit issued to this address was to install siding in 1972. Planning Staff explained that a zone change on this property would create a spot zone which the Board is not allowed to approve, Staff further explained it is the responsibility of the Board to reduce such inconsistencies, not create new ones.

Motion to approve was made by Tom Reniewicz and seconded by Greg Hamelin. Vote was 5-0 to recommend denial to the City Council.

Member	Approve	Deny	Table	Abstain
Elin A. Gaynor, Vice		X		
Ronald Czelusniak, Clerk		X		
Gregory A. Hamelin		X		
Tom Reniewicz		X		
Michael Sarnelli		X		

***After Item 1, the Board voted 5-0 to take the remaining items out of order; Item 4 followed by 2, 3, 5 and 6.**

ITEM 2:

Definitive Subdivision for "Stockbridge Estates," a 19-lot single-family subdivision. Location: South of Pendleton Ave. West of Marten St. and East of Deslauriers St. Assessor Map 537, Parcel 5. Applicant: WAYCON, Inc., 157 Britton St., Chicopee, MA 01020

Notes: The Applicant was represented by Edward Chapdelaine of Durkee, White, Towne and Chapdelaine and Attorney Ron LaRocque. Mr. Chapdelaine explained the proposed subdivision stating the current plans were a result of a Preliminary Subdivision Plan approved by the Board on December 3, 2015. Mr. Chapdelaine went on to explain that a traffic study was done as part of the Definitive Plan development. The study showed that there would not be any significant change to the current traffic pattern that exists and the rating given to the intersection of Marten St. and Pendleton Ave. as well as Tanglewood St. would not change as a result of the new subdivision.

Attorney LaRocque presented a character statement regarding Mr. Wayne Bessette, owner of Waycon, Inc. and also stated that the Owners of the cemetery were selling their land and had a right to sell to whomever they felt was in their best interest. He also went on to state that the Applicant's proposal meets all the regulations set forth in the Subdivision Regulations of the City of Chicopee.

The meeting was then opened to public comment. A large number of Abutters were present; the majority of whom were against the proposal; however a few were supportive. Reasons for opposition were as follows: Commercial vehicle access not adequate; height of new houses would impact backyard privacy to the existing houses on Marten St. and Deslauriers St.; loss of woodland; negative impact on air quality; increased traffic on Marten St.; duration of the project and start and stop times of daily construction; traffic on Deslauriers St.; detention ponds, mosquito infestations and Zika virus; existing houses would get water in basements as a result of new houses displacing ground water; car headlights shining into house windows; Marten St. not wide enough to support more houses and do not want Marten St. widened; safety issue for children playing in Marten St.; snow plows not clearing the streets well enough and that streets were not safe due to slippery and icy conditions in winter; water pressure; unstable ground in the wooded area; underground springs; etc.

The Applicant and his representatives answered the questions of the public and explained that the plans had been reviewed by the SPRAC and there were no major issues brought to his attention. The Applicant also explained he was paying to widen a portion of Marten St. in the vicinity of his project; the widening would be within existing City ROW therefore no property takings were necessary. Seeing no further public input, Elin Gaynor closed the public input portion of the hearing.

The Board discussed the merits of the proposal and found the proposal met the City's Subdivision Regulations and therefore made a decision to approve the submitted plans with conditions established from the comments of the SPRAC.

Motion to approve was made by Ron Czelusniak and seconded by Greg Hamelin. Vote was 5-0 to approve the Definitive Plans with conditions.

Member	Approve	Deny	Table	Abstain
Elin A. Gaynor,Vice	X			
Ronald Czelusniak,Clerk	X			
Gregory A. Hamelin	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 3:

Modified Definitive Site Plan for addition of 21 parking spaces, associated plantings and a +/- 26' x 21' open pavilion. Location: Hampden Charter School of Science, 20 Johnson Rd. Applicant: John Strandberg, 7 Rice Dr., Wilbraham, MA 01095

Notes: The Applicant explained the modified plan to the Board. The plan included additional parking and associated plantings along with an open pavilion. Planning Staff stated they had had visited the site after abutter concerns about lighting, screening and blowing dust. Planning Staff also advised the Applicant that a Special Permit was required to reduce the number parking spaces from what is required by ordinance. The Board approved the modified plan with conditions including, "no building permits to be issued for further phases until a Special Permit is obtained".

Motion to approve was made by Ron Czelusniak and seconded by Greg Hamelin. Vote was 5-0 to approve with conditions.

Member	Approve	Deny	Table	Abstain
Elin A. Gaynor,Vice	X			
Ronald Czelusniak,Clerk	X			
Gregory A. Hamelin	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 4:

Waiver of Frontage from 275-52 frontage requirements from 100' to 50' to create two new single-family building lots from property on Grace St. Assessor Map 420, Parcels 46 and 47. Applicant: Steven Boutin, 18 Dallaire Ave., Chicopee, MA 01020

Notes: The Applicant explained his petition, stating it was his opinion that the requested lots would fit with look of the neighborhood. The Board focused on neighborhood density, street width, access and how the reduced frontage lots would fit with the existing neighborhood character. The Board determined that the Applicant could create one new lot with legal frontage from the property fronting Grace Street. It was the Board's opinion that granting the waiver would set a precedent to allow for several additional small lots to be created in the neighborhood thus significantly increasing the density in an already dense area. The Board voted to deny the Applicant's request.

Motion to approve was made by Ron Czelusniak and seconded by Greg Hamelin. Vote was to deny by a vote of 2 in favor to 3 opposed.

Member	Approve	Deny	Table	Abstain
Elin A. Gaynor, Vice		X		
Ronald Czelusniak, Clerk		X		
Gregory A. Hamelin	X			
Tom Reniewicz		X		
Michael Sarnelli	X			

ITEM 5:

ANR City of Chicopee – Off Leslie St.

Notes: Planning Staff explained the ANR was for the transfer of City property from one City entity to another for the purpose of maintaining the flood control system.

Motion to approve was made by Ron Czelusniak and seconded by Greg Hamelin. Vote was 5-0 to approve.

Member	Approve	Deny	Table	Abstain
Elin A. Gaynor, Vice	X			
Ronald Czelusniak, Clerk	X			
Gregory A. Hamelin	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 6:

Minutes from May 5, 2016

Notes: Michael Sarnelli abstained from voting on this item as he was not a member of the Board when the meeting for which the minutes detailed occurred.

Motion to approve was made by Greg Hamelin and seconded by Tom Reniewicz. Vote was 4 in favor with one abstention.

Member	Approve	Deny	Table	Abstain
Elin A. Gaynor, Vice	X			
Ronald Czelusniak, Clerk	X			
Gregory A. Hamelin	X			
Tom Reniewicz	X			
Michael Sarnelli				X

ITEM 7:
Adjournment

Motion to adjourn was made by Greg Hamelin and seconded by Tom Reniewicz. Vote was 5-0 to adjourn.

Member	Approve	Deny	Table	Abstain
Elin A. Gaynor,Vice	X			
Ronald Czelusniak,Clerk	X			
Gregory A. Hamelin	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

Meeting adjourned at 9:11 PM.